



THE
A-TEAM

**RE/MAX
FIRST**

461 CRANFORD Drive, Calgary T3M 1Z4

MLS®#: **A2165385** Area: **Cranston** Listing Date: **09/12/24** List Price: **\$729,998**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **2013**
Lot Information
 Lot Sz Ar: **4,240 sqft**
 Lot Shape:
 Access:
 Lot Feat: **Back Yard**
 Park Feat: **Concrete Driveway, Double Garage Attached, Driveway**

DOM

7
Layout
 Beds: **5 (4 1)**
 Baths: **3.5 (3 1)**
 Style: **2 Storey**

Parking

Ttl Park: **4**
 Garage Sz: **2**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air, Natural Gas**
 Sewer:
 Ext Feat: **Private Entrance, Private Yard**
 Construction: **Stone, Stucco, Vinyl Siding**
 Flooring: **Carpet, Hardwood**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **Dishwasher, Dryer, Microwave, Range Hood, Refrigerator, Washer, Window Coverings**
 Int Feat: **Double Vanity, Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Walk-In Closet(s)**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	14`0" x 13`9"	Kitchen	Main	12`2" x 9`2"
Dining Room	Main	12`2" x 10`0"	Breakfast Nook	Main	14`0" x 9`2"
Foyer	Main	11`0" x 4`11"	Mud Room	Main	9`1" x 8`9"
2pc Bathroom	Main	5`3" x 5`0"	Covered Porch	Main	8`0" x 4`6"
Bonus Room	Upper	17`0" x 12`7"	Bedroom - Primary	Upper	12`11" x 12`11"
5pc Ensuite bath	Upper	9`7" x 9`3"	Bedroom	Upper	13`1" x 10`11"
Bedroom	Upper	10`0" x 9`11"	Bedroom	Upper	10`11" x 9`11"

Laundry
Family Room
4pc Bathroom
Game Room

Upper
Lower
Basement
Basement

9`1" x 5`9"
21`8" x 9`10"
7`6" x 4`11"
25`10" x 12`4"

4pc Bathroom
Bedroom
Furnace/Utility Room

Upper
Basement
Basement

8`11" x 4`11"
11`1" x 9`1"
10`4" x 9`0"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

1211190

Zoning:
R-1N

Remarks

Pub Rmks:

****OPEN HOUSE SUNDAY, 15th SEPTEMBER 1:00-3:00PM** Welcome to your dream home in the heart of Cranston! This stunning 5-BEDROOM residence boasts over 3,300 square feet of comfortable living space. Upon entering, you'll immediately notice the pride of ownership and attention to detail throughout the home. The main floor features an OPEN-CONCEPT LAYOUT with 9-FOOT CEILINGS, beautiful HARDWOOD FLOORING, and a GAS FIREPLACE in the main living room that adds warmth and elegance to the space. The chef's kitchen with UPGRADED CABINETRY, GRANITE COUNTERTOPS, GAS COOKTOPS, and a BUILT-IN MICROWAVE. The hidden WALKTHROUGH PANTRY ensures easy access to spices, staples, and secret ingredients. Use the FORMAL DINING ROOM for elegant gatherings or as a DEN/OFFICE. And a HALF BATH for added convenience. The upper floor features a total of 4 BEDROOMS, a perfectly equipped UPPER LEVEL LAUNDRY ROOM and a SPACIOUS BONUS ROOM. The second, third (both feature WALK-IN CLOSETS), and fourth bedrooms share a secondary 4-PIECE BATHROOM and the The primary suite is a true retreat, designed with the owner's comfort in mind with 5-PIECE ENSUITE BATHROOM. Enjoy the BUILT-IN SPEAKER SYSTEM in the bonus room. Downstairs is an unbeatable builder-developed Basement with a big 5th BEDROOM with a WIDE CLOSET, a MODERN 4-PIECE BATHROOM, A BIG REC ROOM/FAMILY ROOM with WET BAR & GRANITE COUNTERS, ample space for your OFFICE OR HOME GYM and still plenty of extra square footage left for storage. Location in desirable Cranston - near Fish Creek Park, the Bow River, Blue Devil Golf Course and access to Walking & Bike Paths! Just minutes to major Shopping, Restaurants, Pubs, Cinema, South Calgary Health Campus, Deerfoot & Stoney Trail & more! Don't miss the chance to own this exquisite home! Call to book your private viewing before it is sold!**
TV Wall bracket
Real Estate Professionals Inc.

Inclusions:
Property Listed By:

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123







